

IN RE: PETITION FOR SPECIAL EXCEPTION  
NE 2 Old North Point Blvd., 125'  
NW of 671 North Point Terrace  
(2708-2716 Old North Point Blvd.)  
15th Election District  
7th Councilmanic District

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 94-126-X

Harry Lichtman  
Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception filed by the owner of the subject property, Harry Lichtman, and the contract lessee, Penn Advertising of Baltimore, Inc., by Donna Hayward Lorber. The Petition, as filed, seeks a special exception to permit two (2) 12' x 25' double-faced and illuminated advertising signs on the subject property, in accordance with Petitioner's Exhibit 1. However, testimony presented at the hearing revealed that the Petitioners seek only to erect one (1) 12' x 25' double-faced and illuminated advertising sign on the property.

Appearing on behalf of the Petition was Donna Hayward Lorber, Real Estate Manager for Penn Advertising of Baltimore, Inc., the Contract Lessee. The Petitioners were represented by Fred Lauer, Esquire. There were no Protestants or interested parties present at the hearing.

Testimony indicated that the subject property, known as 2708 through 2716 Old North Point Boulevard, consists of a gross area of 2.81 acres, more or less, zoned B.L.-C.S.A. and is developed with commercial and retail uses as well as two dwellings. Said property is located on Old North Point Boulevard between its intersections with Oakwood and Ashwood Roads. The Petitioner has entered into a contract to lease 450 sq.ft. of the site for the erection of one (1) outdoor advertising sign of 12' x 25' in dimension, with a total surface area of 600 sq.ft. (300 sq.ft. per

face). The proposed double-faced sign will be mounted on a single steel post 13 feet in height and will be illuminated. The subject sign and proposed location on the site are more particularly described on Petitioner's Exhibit 1, a site plan of the property.

As noted above, only Mrs. Lorber and Counsel for Penn Advertising appeared at the hearing. Mrs. Lorber discussed extensively the subject property, surrounding locale and the proposed sign. Her testimony demonstrated that the requirements of Sections 413 and 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) were met. This area of Old North Point Boulevard is predominantly commercial and contains other signage. Entered into evidence as Petitioner's Exhibits 2A, B and C were photographs depicting commercial properties and signage in the area. It is clear the proposed sign will not be out of character for this area.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-C.S.A. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a spe-

- 2 -

cial exception use, irrespective of its location within the zone. Schultz v. Pells, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17<sup>th</sup> day of November, 1993 that the Petition for Special Exception to permit one (1) 12' x 25' double-faced, illuminated advertising sign on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their sign permit and be granted same upon receipt of this order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this order has expired. If, for whatever reason, this order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kuroko*  
TIMOTHY M. KUROKO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bja

ORDER RECEIVED FOR FILING  
Date 11/17/93  
By [Signature]

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 125A Date of Posting 11/18/93  
Posted for: Special Exception  
Petitioner: Donna Hayward Lorber  
Location of property: 2708-2716 Old North Point Blvd.  
Location of Sign: Along road, facing west, being 2x25  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: 11/19/93  
Number of Signs: 1

#### Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 2708 - 2716 Old North Point Boulevard  
which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner of the property, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Two (2) illuminated 12' x 25' advertising structures double-face

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

LESSOR:  
Contract Purchaser: Penn Advertising of Baltimore, Inc.  
(Type or Print Name)  
Signature: Donna Hayward Lorber  
Address: 3001 Remington Avenue  
City: Baltimore, Maryland 21211  
Date: \_\_\_\_\_  
Zoning: \_\_\_\_\_

Legal Owner:  
Harry Lichtman  
(Type or Print Name)  
Signature: [Signature]  
Address: 6809 Cherokee Drive 284-2424  
City: Baltimore, Maryland 21209  
Date: \_\_\_\_\_  
Zoning: \_\_\_\_\_

Witness:  
Fred M. Lauer  
(Type or Print Name)  
Signature: [Signature]  
Address: 3001 Remington Avenue 235-8820  
City: Baltimore, Maryland 21211  
Date: \_\_\_\_\_  
Zoning: \_\_\_\_\_

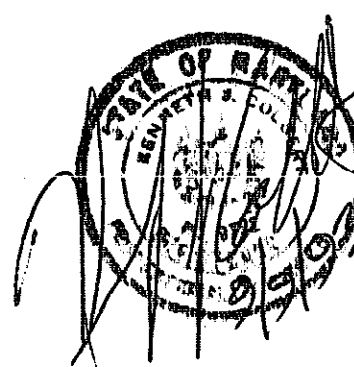
94-126-X

ZONING DESCRIPTION  
PENN ADVERTISING  
2708-2716 NORTH POINT BOULEVARD  
15TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING AT THE POINT FORMED BY THE INTERSECTION OF THE NORTHEAST SIDE OF OLD NORTH POINT BOULEVARD, 40 FEET WIDE, AND THE NORTHWEST SIDE OF NORTH POINT TERRACE, 18 FEET WIDE, THENCE BINDING ON SAID NORTHWEST SIDE OF NORTH POINT TERRACE AND RUNNING THE FOLLOWING COURSES AND DISTANCES:  
NORTH 53 DEGREES 30 MINUTES 53 SECONDS EAST 73.23 FEET;  
NORTH 42 DEGREES 40 MINUTES 58 SECONDS EAST 125.44 FEET;  
NORTH 59 DEGREES 17 MINUTES 48 SECONDS EAST 4.50 FEET;  
THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING THE FOLLOWING COURSES AND DISTANCES:  
NORTH 24 DEGREES 42 MINUTES 12 SECONDS WEST 81.01 FEET;  
NORTH 65 DEGREES 17 MINUTES 48 SECONDS EAST 287.47 FEET;  
NORTH 24 DEGREES 42 MINUTES 12 SECONDS WEST 164.25 FEET;  
SOUTH 65 DEGREES 17 MINUTES 48 SECONDS WEST, 401.12 FEET;  
SOUTH 36 DEGREES 42 MINUTES 12 SECONDS EAST, 51.12 FEET;  
SOUTH 65 DEGREES 17 MINUTES 48 SECONDS WEST, 191.70 FEET;  
TO THE AFOREMENTIONED NORTHEAST SIDE OF OLD NORTH POINT BOULEVARD; THENCE BINDING ON SAID RIGHT-OF-WAY AND RUNNING BY A CURVE TO THE LEFT HAVING A RADIUS OF 764.87 FEET FOR A DISTANCE OF 280.13 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.53 ACRES OF LAND MORE OR LESS.

DESCR\PENNADV3.ZON



#125

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. 9130 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9130 1993

THE JEFFERSONIAN,  
LEGAL AD. - TOWSON  
Publisher

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed special exception to the County Office Building, 111 W. Cheltenham Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 on Friday, November 19, 1993 at 6:30 p.m. in Room 118, Old Courthouse.

Class: 94-126-X (Item 125)  
2708-2716 Old North Point Blvd.  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204  
Legal Owner: Harry Lichtman  
Contract Purchaser: Penn Advertising of Baltimore, Inc.  
Hearing: Tuesday, November 2, 1993 at 6:30 p.m. in Room 118, Old Courthouse.

Special Exception for two illuminated advertising structures, double-faced, 12' x 25'.

LAURENCE B. SCHWARTZ  
Zoning Commissioner for Baltimore County

NOTES: (1) Signage is hand-colored advertisement, by owner, to be placed on the subject property. (2) For information concerning the matter, please call 938-3330.

Baltimore County Department of Planning and Zoning  
Office of Planning and Zoning

Room 118, Courthouse  
400 Washington Avenue  
Towson, MD. 21204

Fred M. Lauer, Esquire  
c/o Penn Advertising of Baltimore, Inc.  
3001 Remington Avenue  
Baltimore, Maryland 21211

RE: PETITION FOR SPECIAL EXCEPTION  
NE 2 Old North Point Blvd., 125' NW of 671 North Point Terrace  
(2708-2716 Old North Point Boulevard)  
15th Election District - 7th Councilmanic District  
Harry Lichtman - Petitioner  
Case No. 94-126-X

Dear Mr. Lauer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached order.

In the event any party finds the decision rendered in the above-captioned matter, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 937-3391.

Very truly yours,

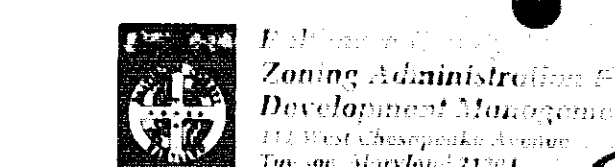
*Timothy M. Kuroko*  
TIMOTHY M. KUROKO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bja

cc: Mr. Harry Lichtman  
6809 Cherokee Drive, Baltimore, Md. 21209

People's Council  
File

receipt



94-126-X

Date: 11/18/93  
Item # 125  
# 080 - Special Exception - 125A  
# 080 - Legal - 125A  
# 1300 - 125A

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 125  
Petitioner: Don Advertising of Baltimore, Inc.  
Location: 2708-2716 Old North Point Road  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Don Advertising of Baltimore, Inc.  
ADDRESS: 3801 Remington Avenue  
Baltimore, Maryland 21211  
PHONE NUMBER: 835-8820

AJ:ggg (Revised 04/09/93)

TO: FUTURE PUBLISHING COMPANY  
September 30, 1993 Issue - Jeffersonian

Please forward billing to:  
Don Advertising of Baltimore, Inc.  
3801 Remington Avenue  
Baltimore, Maryland 21211  
410-235-8820

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-126-X (Item 125)  
2708-2716 Old North Point Road  
NE/S Old North Point, 125' W of c/l North Point Terrace  
15th Election District - 7th Councilmanic  
Legal Owner(s): Harry Lichtman  
Lessee: Don Advertising of Baltimore, Inc.  
HEARING: TUESDAY, NOVEMBER 2, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Special Exception for two illuminated 12' feet by 25' feet advertising structures, double-face.

LAWRENCE E. SCHULTZ  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3393.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

SEP. 23 1993

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Special Exception for two illuminated 12' feet by 25' feet advertising structures, double-face.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Don Advertising/Fred M. Lauer  
Harry Lichtman

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3393.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

October 22, 1993

Fred M. Lauer, Esquire  
3801 Remington Avenue  
Baltimore, Maryland 21211

RE: Case No. 94-126-X, Item No. 125  
Petitioner: Harry Lichtman, et al  
Petitioner for Special Exception

Dear Mr. Lauer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plan submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to advise that all parties, including the Zoning Commissioner, attorney and/or the petitioner, are made aware of all comments with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 16, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

92293

Re: BALTO. CO.  
Item No.: +125 (MJK)

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Bob Small*  
for John Contestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: October 5, 1993

SUBJECT: 2716 Old North Point Boulevard

**INFORMATION:**

Item Number: 125  
Petitioner: Harry Lichtman  
Property Size: \_\_\_\_\_  
Zoning: B.L.  
Requested Action: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_

**SUMMARY OF RECOMMENDATIONS:**

The petitioner requests a special exception to allow two (2) illuminated 12' X 25' signs (billboards), double-faced.

The site is on Old North Point Road, which has a mix of small commercial, light industrial, and older residential uses. The site is presently vacant, and has commercial uses on either side, as well as residential uses across the street. The site is presently zoned B.L.-C.S.A.

This office does not support the request for this special exception for the following reason:

The nature of this section of Old North Point Road is such that a billboard of this size would be visually incompatible with the surrounding residential area.

Prepared by: *Jeffrey W. Long*  
Division Chief: *Carol L. Lewis*  
PK/JL:lw

2AC, 125/DP/NP/PA/C

Baltimore County Government  
Department of Permits and Licenses

111 West Chesapeake Avenue  
Towson, MD 21204

SEPTEMBER 28, 1993 (410) 887-3610

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

**ZONING AGENDA - MEETING OF SEPTEMBER 27, 1993**

RE: Property Owner: Clarence Cox  
Location: #2929 Eastern Boulevard  
Item No.: +113 (MJK)  
No Comments.

RE: Property Owner: Jacqueline Lois LeConte  
Location: #3 St. Timothy's Lane  
Item No.: +118 (RT)  
1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.  
Sprinklers shall be installed in accordance with MD State Code, State Bill #658.

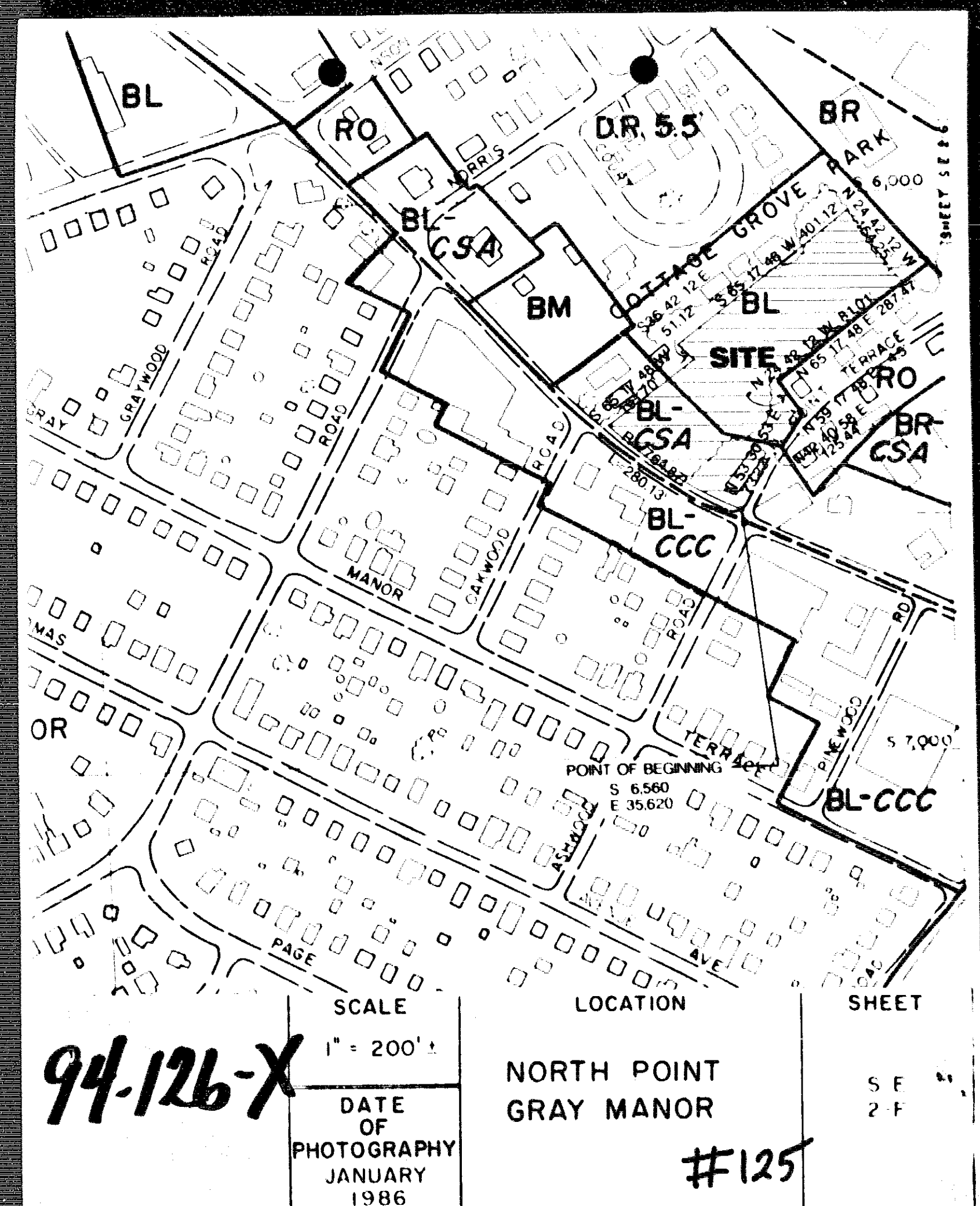
RE: Property Owner: Eva M. Nolan & Nicholas J. Nolan  
Location: #4342 Penn Avenue  
Item No.: +119 (RT)  
No Comments.

RE: Property Owner: Dorothy M. Beaman  
Location: #1402 Edmondson Avenue  
Item No.: +120 (JCM)  
No Comments.

RE: Property Owner: Melvin Gladney and Parmie Gladney  
Location: #6734 Dogwood Road  
Item No.: 121 (JCM)  
No Comments.

RE: Property Owner: Sandra Andrejak  
Location: NE/S Stemmers Run Road & #613 (Norris Lane - Kenwood's)  
Item No.: +122 (WCR) & 123 (WCR)  
No Comments.

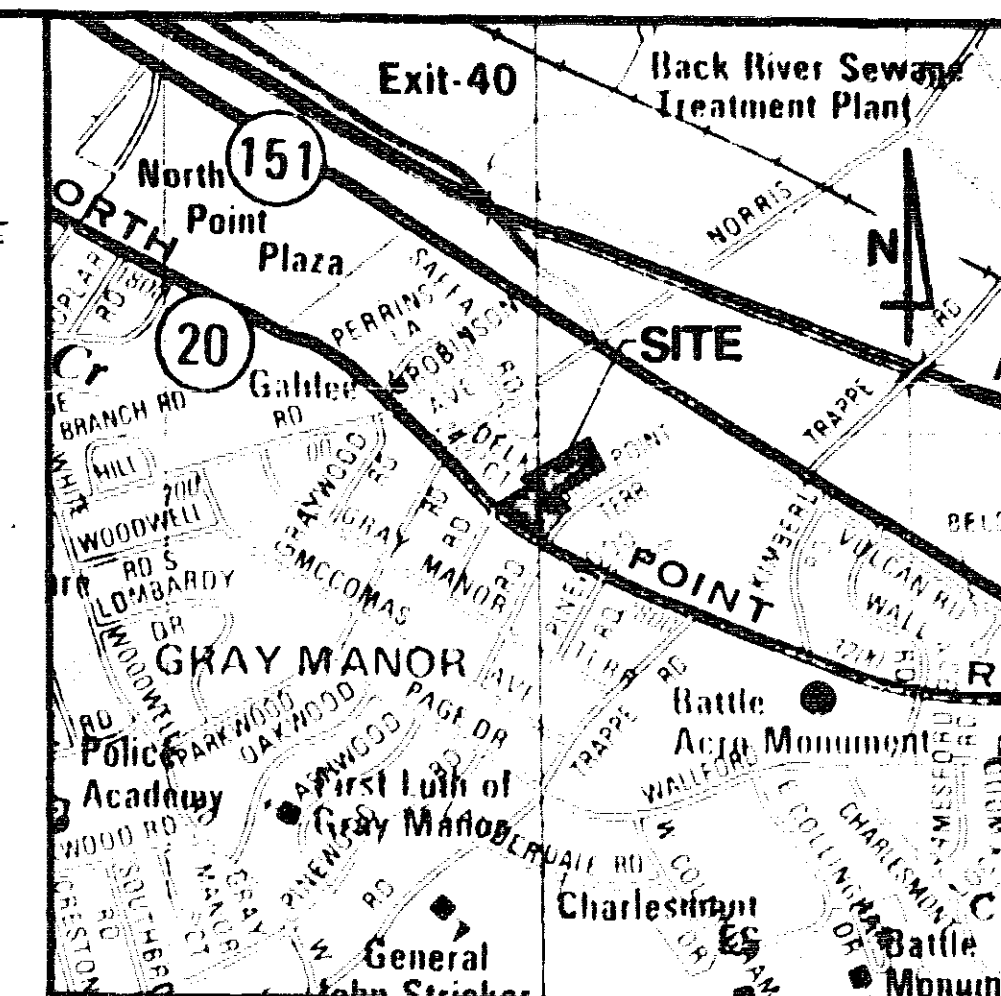
RE: Property Owner: William Hirshfeld and Loretta Hirshfeld  
Location: #15 Merry Hill Court  
Item No.: 124 (JLL)  
No Comments.











**VICINITY MAP**  
(SCALE: 1" = 1000')

APPLICANT: PENN ADVERTISING OF BALTIMORE, INC  
3001 REMINGTON AVENUE  
BALTIMORE, MARYLAND 21211

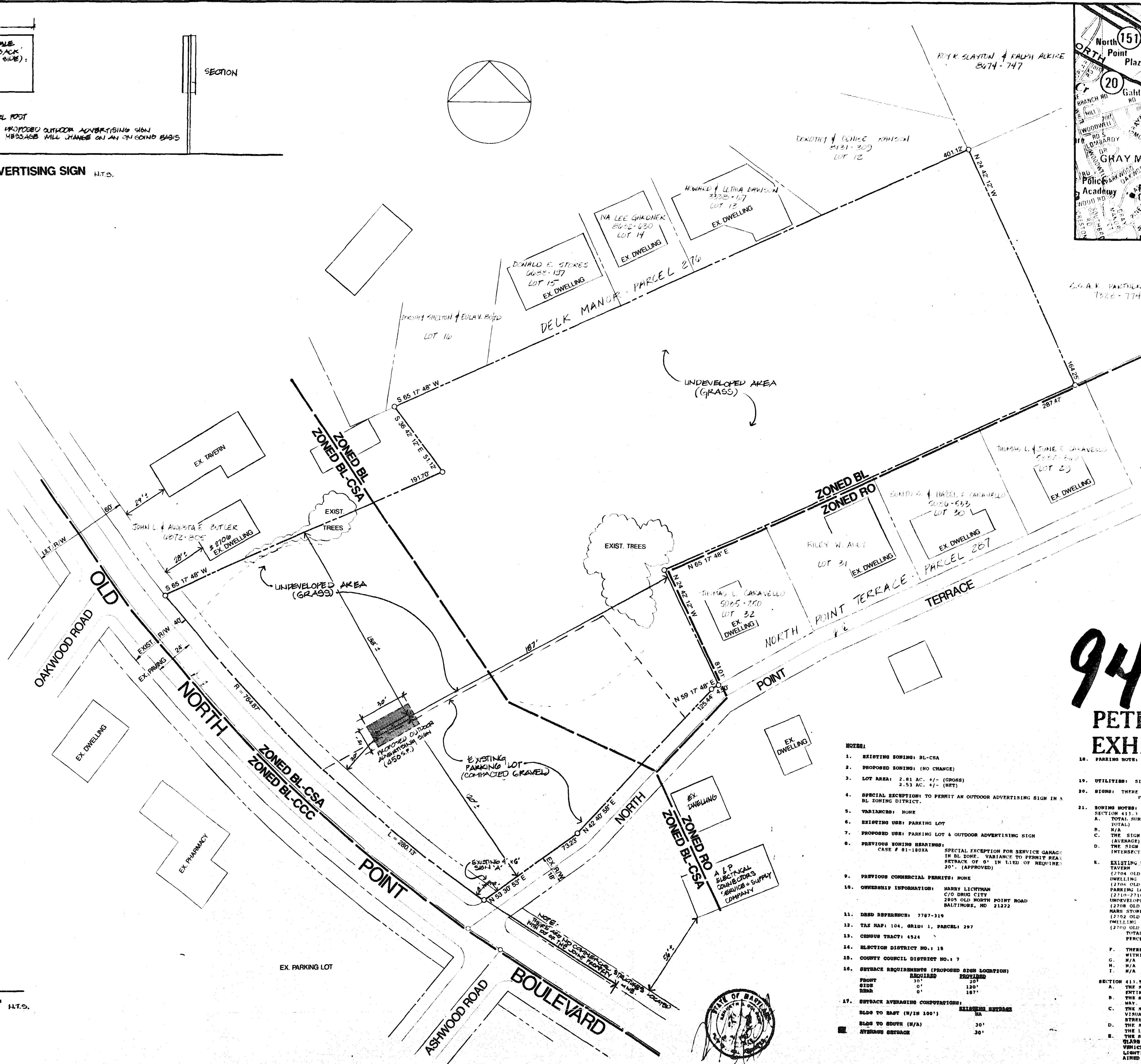
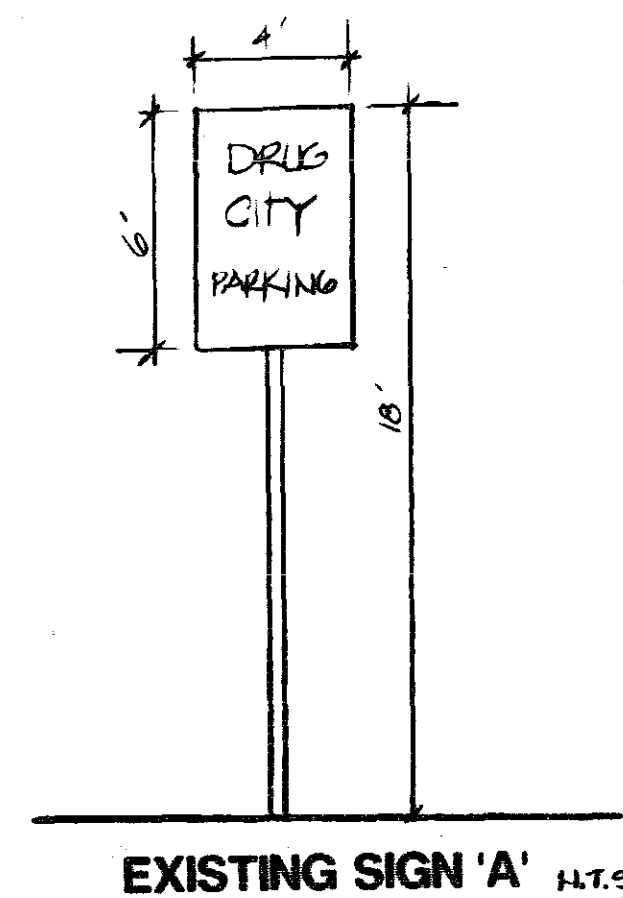
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**PLAT TO ACCOMPANY  
SPECIAL EXCEPTION REQUEST**  
2708 - 2716 OLD NORTH POINT BOULEVARD  
AT NORTH POINT TERRACE  
BALTIMORE COUNTY, MARYLAND

# 125

**WILLIAM MONK, INC.**  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
222 ROSLEY AVENUE, SUITE B 7

COURTHOUSE COMMONS  
222 ROSLEY AVENUE SUITE B 7



**NOTES:**

1. EXISTING ZONING: RL-CRA
2. PROPOSED ZONING: (NO CHANGE)
3. LOT AREA: 2.81 AC. +/- (GROSS)  
2.53 AC. +/- (NET)
4. SPECIAL EXCEPTION: TO PERMIT AN OUTDOOR ADVERTISING SIGN IN  
BL ZONING DISTRICT.
5. VARIANCES: NONE
6. EXISTING USE: PARKING LOT
7. PROPOSED USE: PARKING LOT & OUTDOOR ADVERTISING SIGN
8. PREVIOUS ZONING REASONS:  
CASE # 81-180A SPECIAL EXCEPTION FOR SERVICE GARAGE  
IN BL ZONING. VARIANCE TO PERMIT REAR  
SETBACK OF 0' IN L.I.D. OF REQUIRING  
20'. (APPROVED)
9. PREVIOUS COMMERCIAL PERMITS: NONE
10. OWNERSHIP INFORMATION: HARRY LICHTMAN  
670 DRUG CITY  
2805 OLD NORTH POINT ROAD  
BALTIMORE, MD 21272
11. DEED REFERENCE: 7767-219
12. TAX MAP: 104, GRID: 1, PARCEL 297
13. CHURCH TRACT: 4524
14. ELECTION DISTRICT NO.: 18
15. COUNTY COUNCIL DISTRICT NO.: 7
16. SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION)  

	REARWARD	FRONTWARD
FRONT	20'	0'
SIDE	0'	120'
REAR	0'	187'
17. SETBACK AVERAGING COMPUTATIONS:  

BACK TO EAST (R/R IN 100')	<u>REARWARD SETBACK</u>
BACK TO SOUTH (N/A)	30'
SETBACK SETBACK	30'

94-126-X  
PETITIONER'S  
EXHIBIT 1

# CHAPTER 1

10. **PARKING SIGN:** THE SIGN LOCATING LOCATION WILL NOT INTERFERE WITH PARKING. NO EXISTING PARKING SPACES, LOADING AREA OR TRAVEL ALLEYS.

11. **UTILITIES:** SIGN IS SERVED BY EXISTING PUBLIC UTILITIES.

12. **SIGNS:** THERE ARE SIGNS PRESENTLY ON THE PROPERTY (LOOKING EAST) AS FOLLOWS:

A. TOTAL ADVERTISING SIGN AREA

B. TOTAL ADVERTISING AREA OF SIGN = 300 S.F. PER SIDE (AND 50 S.F. TOTAL)

C. THE SIGN IS LOCATED BEHIND THE FRONT YARD SETBACK (AVERAGE)

D. THE SIGN IS LOCATED WITHIN 50 FEET OF ANY STREET INTERSECTION.

13. **EXISTING USES**

	FRONTAGE	USE
2700' (400 NORTH POINT BLVD)	100' +/-	COMMERCIAL
UNDEVELOPED		
1200' (400 NORTH POINT BLVD)	50' +/-	RESIDENTIAL
PARKING LOT		
1200' (400 NORTH POINT BLVD)	130' +/-	COMMERCIAL
UNDEVELOPED		
100' (400 NORTH POINT BLVD)	150' +/-	UNDEVELOPED
WATER STONE		
2702 (400 NORTH POINT BLVD)	200' +/-	COMMERCIAL
UNDEVELOPED		
2710 (400 NORTH POINT BLVD)	130' +/-	RESIDENTIAL
TOTAL FRONTAGE	610' +/-	
PERCENT COMMERCIAL:	51%	

14. **EXISTING USES**

F. THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 500 FEET OF THE PROPOSED SIGN LOCATION.

G. N/A

H. N/A

I. N/A

**SECTION 411.5 (BCE)**

A. THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE AND BACK OF THE SIGN. (SEE PAVIMENTATION) THE SIGN DOES NOT PROJECT INTO THE STREET BEHIND THE SIGN.

B. THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND UNIMPEDED VERTICAL SIGHT LINES FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.

C. THE SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE THE LEVEL OF THE STREET OR 40 FEET ABOVE THE SIGN.

D. THE SIGN SHALL BE ILLUMINATED IN SUCH A WAY AS NOT TO DISTURB NEIGHBORS AND NOT EXCEED ADVANCED BEACON, OR CHANGING LIGHTS OR CUTOFF ANY ADJACENT DRIVEWAYS OR DRIVEWAYS.

E. LIGHTING WILL BE MOUNTED ON THE TOP OF THE SIGN AND AIDED DIRECTLY AT THE SURFACE OF THE SIGN.